

Submitted April 13, 2011

Approved As of

Date April 13, 2011

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 5-2011  
Wednesday, March 9, 2011**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, March 9, 2011.

**PRESENT**  
**John Tyner, Chair**  
**Jerry Callistein**  
**Kathleen Cook**  
**Don Hadley**  
**David Hill**  
**Kate Ostell**  
**Dion Trahan**

**Absent:** None.

**Present:** Bridget Donnell Newton, Council Liaison  
Susan Swift, Director of CPDS  
Andrew Gunning, Assistant Director of CPDS  
Marcy Waxman, Senior Assistant City Attorney  
Craig Simoneau, Director of Public Works  
Jim Wasilak, Chief of Planning  
David Levy, Chief of Long-Range Planning  
Cindy Kebba, Planner III  
Mayra Bayonet, Planner III  
Ann Wallas, Planner III  
Tyler Tansing, Board Secretary

**PUBLIC HEARING**

**Rockville's Pike Plan - for a public hearing on the draft plan for the Rockville Pike corridor, Rockville's Pike: Envision a Great Place. The Rockville Pike Planning Area is defined as Planning Area 9 in the City's Comprehensive Master Plan. Adoption of the plan will constitute an amendment to the Master Plan for the City.**

Mr. Levy introduced the staff involved in updating the City's plan for the portion of the Rockville Pike corridor that lies within the City.

Ms. Kebba presented the draft plan for the Rockville Pike corridor. Ms. Kebba discussed the purpose of the Plan, which is to establish a community vision for the future of the Rockville Pike corridor and to recommend policies and implementation steps to turn that vision into reality.

The Commission and staff discussed advertisement of this public hearing and the March 16, 2011 public hearing.

Mr. Levy discussed the proposed Planning Commission's calendar schedule for upcoming Rockville Pike corridor meetings and public hearings. Mr. Levy also stated that staff would come back after the summer break (September 14) to have final discussions and instructions and then prepare a memorandum listing the details that staff has been given by the Commission. Mr. Levy also discussed re-opening the public record at a time that would give the public something to review.

The Commission suggested revising a few dates that would include additional public input.

Commissioner Hill moved, seconded by Commissioner Hadley, to approve the Meeting Schedule as written through mid-June, 2011 including the dates for consultant scheduling and that the Commission express its support for the schedule represented beyond that when the Commission revisits it after that date. The motion passed unanimously.

Ms. Swift inquired how the Commission would like staff to address whether or not there will be another public hearing at the end of the process because staff would like to give everyone as much notice as possible on the process to let the public know. Commissioner Tyner replied that it is important for the public to have the opportunity to give the Commission feedback before the Commission makes its final decision.

The following citizens testified:

1. Barbara Sears, Attorney with Linowes and Blocher testified on behalf of Woodmont Country Club.
2. Eric Siegel testified on behalf of Cohen Companies and as a stakeholder within the Proposed Rockville Pike Corridor.
3. Robert Dyer testified, representing himself.
4. Todd Brown, Attorney with Linowes and Blocher, testified on behalf of the White Flint Express Realty Group Limited Partnership.
5. Jason Goldblatt, developer, testified on behalf of the Willco Company.

6. Matthew Hurson, developer, testified on behalf of Hines Company.
7. Jim Coyle, testified on behalf of the Rose Hill Falls HOA.
8. Jim Whalen, testified on behalf of Investment Properties.
9. Virginia Quesada, testified representing herself.
10. Jack Leiderman, testified representing himself.
11. Christina Ginsberg, President of Twinbrook CA, testified.
12. Judy Miller, testified representing herself.
13. Richard Gottfried, testified representing himself.
14. Tom Doerr, testified representing himself.
15. Tim Fahey, testified representing himself.

The public hearing is continued until March 16, 2011.

## **COMMISSION ITEMS**

### **Staff Liaison Report**

#### **APFO Committee update**

Mr. Gunning presented an update on the APFO Committee activities.

Mr. Wasilak discussed the APFO pipeline memo, which was generated and distributed to the Mayor and Council and to the Planning Commission. He stated that the memo summarizes the effect of the Beall's Grant II court decision on how the City administers the schools test of the APFO. Mr. Wasilak further explained the approved and projected projects in the pipeline.

#### **White Flint/Shady Grove/Great Seneca Science Corridor updates**

Mr. Levy presented an update on Great Seneca Science Corridor Master Plan.

Ms. Wallas presented a brief update on the County's housing element to their general plan. Ms. Wallas reported that there is a recommendation in the housing element to allow accessory apartments by right. Ms. Wallas further explained the recommendation as well as other topics of interest.

Ms. Wallas also reported on Plan Maryland.

Commissioner Hill inquired whether there was any policy direction that motivated the idea of changing the accessory apartment regulations. Ms. Wallas replied that it may have been a way of offering more options on housing affordability.

### **Old Business**

The Commission and staff discussed the "ex parte" communication rules, which are heard and decided by the Planning Commission as well as guidelines for public hearing speaking time limits.

### **New Business**

Mr. Gunning noted that the Commission has been given a memo and an updated agenda for its March 16, 2011 meeting.

### **Minutes**

Commissioner Hill moved, seconded by Commissioner Trahan, to approve the minutes of Meeting No. 3-2011 as amended. The motion passed on a vote of 5-0-2 with Commissioners Ostell and Callistein abstaining.

### **FYI Correspondence**

No FYI Correspondence.

### **ADJOURN**

The Chair adjourned the meeting at 10:41 p.m.

Respectfully Submitted,

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Tyler Tansing, Commission Secretary